LAND FOR SALE



COMMERCIAL SITES - 94 ACRES - WILL DIVIDE

WELLS BYPASS & DAVIDSON AVE., MT. VERNON, IL 62864





1173 Fortune Boulevard Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM

PRESENTED BY:

MICHAEL PIERCEALL Broker Associate office: (618) 277-4400 cell: (618) 791-8396 mikep@barbermurphy.com WAYNE BARBER, JR

PRINCIPAL office: (618) 277-4400 cell: (618) 593-4000 wayne@barbermurphy.com

SALE PRICE: \$38,000-\$110,000/ACRE

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY 37.91 ACRE SITE

Wells Bypass Mt Vernon, IL



LISTING #	2711
TOTAL ACRES AVAILABLE	37.91
PRICE PER ACRE	\$38,000/ACRE
TOPOGRAPHY	Flat/Gently Sloping
ELECTRIC	Tri-County Co-Op/Available to Site
GAS	Ameren IL/Near Site
SEWER	City Served/8"/On Site
WATER	City Served/10"/On Site
PARCEL #	06-35-300-009
COUNTY	Jefferson
ZONING	CG
TAXES	Yr/2022 - \$301
TIF DISTRICT / ENTERPRISE ZONE	Yes

Property Overview

Vacant land 37.91 acres (may divide), no structures. Land is generally flat to gently sloping. Drainage ditch traversing across near the south portion of the property. Small wooded area on SW corner of property.

Location Overview

Site is located off I-57 between Exits 94 and 95.



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Listing No:		

Land

Shiloh Acres - Tract 2 East East Side of Davidson Ave Mt. Vernon, IL 62864

SALE INFORMATION:		
Yes		
\$3,518,000		
\$100,000		
\$2.30		

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

Comments

35.18 acres on east side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to I-57/64 at exits 94 and 95. Total Acres Available: Min Divisible Acres:

Subdivide Site:

Electric Provider:

Telecom Provider:

LAND MEASUREMEN	TS:
Acres:	35.18
Frontage:	1,317 FT
Depth:	1,120 FT

35.18

35.18

No

TRANSPORTATION :	
Interstate:	I-57/64
Rail:	No
Barge:	No
Airport:	No



PROPERTY II	NFORMATION:						
Parcel No:	06-35-300-001 Minus 2.1 AC to 0	02	TIF:		Yes	Property Tax:	
County:	Jefferson		Enterpris	e Zone:	Yes	Tax Year:	
Zoning:	Industrial/PUD		Survey:		No		
Zoning By:	Mt. Vernon		Environm	ental:	No	Traffic Count:	6,900
Complex:			Archaeol	ogical:	No	Topography:	Level to Rolling
UTILITY INFO	RMATION						
Water Provider:	City of Mount Vernon	Service	: 12"	Locatior	ו:	West Side of	Davidson Ave
Sewer Provider:	City of Mount Vernon	Service	: 8"	Locatior	า:	East Side of	Davidson Ave
Gas Provider:	Ameren IL	Service	:	Locatior	n:		

Location:

Location:

Listing Broker(s) Mike Pierceall Wayne Barber, Jr. SIOR Office: (618) 277-4400 Office: 618-277-4400 mikep@barbermurphy.com Office: 618-277-4400 Cell: (618) 791-8396 Cell: 618-593-4000

Service:

Service:

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Tri County Electric

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LIS	ting	NO:

1804

Land

Shiloh Acres - Tract 1 West West Side Davidson Ave Mt. Vernon, IL 62864

SALE INFORMATION:		
For Sale:	Yes	
Sale Price:	\$2,293,500	
Sale Price/Acre:	\$110,000	
Sale Price/SF:	\$2.52	

LEASE INFORMATION:	
For Lease:	No
Lease Rate:	
Lease Term:	

Comments

20.85 acres on west side of Davidson Avenue south of IL-15 suitable for commercial / mixed use development. Property situated south of major businesses (Kohl's, Lowes & Walmart) and near new City owned industrial park. Located in TIF District and Enterprise Zone. Easy access to Interstate I-57/64 at exits 94 and 95. Total Acres Available: Min Divisible Acres:

Telecom Provider:

LAND MEASUREMENTS:	
Acres:	20.85
Frontage:	1320' FT
Depth:	660' FT
Subdivide Site:	No

20.85

I-57 / 64
No
No
No



Parcel No:	06-34-400-002 + 2.1 AC from 001 Jefferson		TIF: Enterprise Zone:		Yes Yes	Property Tax: Tax Year:	
County:							
Zoning:	Industrial/PUD			Survey:			
Zoning By:	City of Mt. Vernon		Environmental: Archaeological:		No No	Traffic Count: Topography:	6,900 Level
Complex:							
UTILITY INFOR	MATION						
Water Provider:	City of Mount Vernon	Service:	12"	Location:	West Side of Davidson Ave		
Sewer Provider:	City of Mount Vernon	Service:	8"	Location:	East Side of Davidson Ave		
Gas Provider:	Ameren IL	Service:		Location:			
Electric Provider:	Tri County Electric	Service:		Location:			

Location:

Service:

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